

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
July 11, 2017

Present: Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, City Planner Greg Schindler, Planner Brad Sanderson, Assistant City Engineer Shane Greenwood, Assistant City Attorney Steven Schaefermeyer, Deputy Recorder Cindy Valdez

Absent: Commissioner Brady Quinn, Commissioner John Ellis

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Woolley opened the meeting and welcomed everyone, and noted that Commissioner Quinn, and Commissioner Ellis will be absent from tonight's meeting, and Commissioner Morrissey will be arriving shortly.

B. Motion to Approve Agenda

Commissioner Holbrook motioned to approve the July 11, 2017 Planning Commission Agenda. Commissioner Jolley seconded the motion. Vote was 3-0 in favor; Commissioner Quinn, Commissioner Ellis, and Commissioner Morrissey were absent from vote.

C. Approval of the Minutes from the Meeting held on June 27, 2017

Commissioner Holbrook motioned to approve the June 27, 2017 Planning Commission Meeting Minutes. Commissioner Jolley seconded the motion. Vote was unanimous 3-0 in favor; Commissioner Quinn, Commissioner Ellis and Commissioner Morrissey were absent from the vote.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Assistant Attorney Steven Schaefermeyer said I gave each of you a handout that will be for the third item on the Agenda (Ordinance 2017-20 Residential Park Strips). I was out of town when this document was submitted for the packet, and the correct copy was not put in your packet, the copy that is in your packet is the prior version.

Commissioner Morrissey arrived at the meeting.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Woolley opened for Citizen Comment. No speakers. He closed the Citizen Comment period.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

A.1 Issue: CLOVER RIDGE 2ND AMENDMENT SUBDIVISION AMENDMENT

Address: 11591 & 11607 South Lampton View Drive

File No: PLPLA201700423

Applicant: Merv Arnold

Planner Brad Sanderson reviewed background information from the staff report.

Commissioner Jolley said is it the hatched area where you are building.

Planner Sanderson said it's the setbacks up to the easement that you cannot see, but it runs diagonal north and south.

Commissioner Holbrook said I would like to know why these are the only two lots being subdivided.

Planner Sanderson said they will probably come in on future date to subdivide the remaining lots. I will note that the property to north does have an application that will be coming before the Planning Commission sometime soon, but there are no applications for these other lots.

Commissioner Holbrook said do you know how big those lots were originally.

Planner Sanderson said originally they were 1.6 acres each, and the remainder will be 1.25.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

Commissioner Jolley said this looks straightforward to me, and the lots are plenty big.

A.2 Potential Action Item – (See VI.A.1)

Commissioner Jolley motioned to approve File No. PLPLA201700423 Clover Ridge 2nd Amendment as proposed. Commissioner Holbrook seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Quinn and Commissioner Ellis were absent from the vote.

**B.1 Issue: SOUTH DISTRICT 4TH AMENDMENT
PRELIMINARY SUBDIVISION**

Address: 11724 South 3600 West
File No: PLPP201700435
Applicant: David George

Planner Brad Sanderson reviewed background information from the staff report.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

B.2 Potential Action Item – (See VI.B.1)

Commissioner Holbrook motioned to approve File No. PLPP201700435 South District 4th Amendment as proposed. Commissioner Morrissey seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Quinn and Commissioner Ellis were absent from vote.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

****Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

**C.1 Issue: ZONE TEXT AMENDMENT
AMENDING SECTION 16.04.190 OF THE SOUTH JORDAN CITY
MUNCIPAL CODE**

Ordinance No: 2017-20

Applicant: City of South Jordan

City Planner Greg Schindler reviewed background information on this item from the staff report.

Assistant City Attorney Schaefermeyer said the other issue is, it seems to suggest that it would get to City Council, but there was no real mechanism to make that happen, since City Council doesn't generally review subdivisions. I think that by adding the development agreement it gave it some mechanism to go to City Council and have an agreement in place, rather than it being a part of the approval.

Commissioner Holbrook said but now you are burdening the City Council, because it says "any parks, open space, or trails" that could be a lot.

Assistant City Attorney Schaefermeyer said it would mean "any park that is dedicated to the City."

Commissioner Morrissey said is that why it is important to have the mechanism in place to go to City Council?

Assistant City Attorney Schaefermeyer said it was in the original plan because it will require some budgetary authority in the future to decide how the parks and open space will be maintained.

Council Member Holbrook said how would it work if it were a Joint Park like the Welby Park?

Assistant City Attorney Schaefermeyer said in the case of Welby Park, I don't know all of the details, but at this point we have very few parks that are dedicated to the City as parks.

Council Member Morrissey do you have some examples of something that happened recently that prompted this change?

Assistant City Attorney Schaefermeyer said I don't know that there was anything that prompted the change. It has been months and months since we have had a discussion with Public Works, but it was more that we needed a mechanism for the City Council to be involved, and for an agreement to be put in place.

Chairman Woolley said as I read through this it sounded like the City Council already had this in their wheel house, but what I see is that they are clarifying specifically parks, open space, and trails, and adding the development agreement process.

Assistant City Attorney Schaefermeyer said yes that is correct.

Commissioner Holbrook said I was just wondering why you wouldn't put this in the Ordinance as part of the zoning of certain zones.

City Planner Schindler said when we used to have it in the PUD's, and the Multi-Family residential, we were required to provide open space, but often they wanted to dedicate it, they didn't have to dedicate it to the City they could use it privately, but we don't have those opportunities anymore.

Commissioner Jolley said on the park strips they are talking about stamped concrete, or masonry products, but we are changing that to a limit of 25 percent of maximum space from 50 percent; was the idea here to limit the usage of water?

City Planner Schindler said we are limiting it because we also want landscape. You can have greenspace and greenery without it being turf, and the water waste was the turf. We can put in plants and plant materials with a drip system and still get the green look we are looking for, and we don't want half of our park strips to be just concrete, or pavers. We don't have many rollback curbs, so if you notice in the neighborhoods that don't have the high back curbs they tend to park on the park strip because they are concreted over.

Chairman Woolley said on section (3.b.) the verbiage says, "masonry materials such as stone, pavers, boulder, and/or rock, and everything was crossed out except masonry, and pavers," so are we were saying masonry, and pavers are good, but we are taking out stone.

City Planner Schindler said this type of stone is a masonry type material, but you can use a natural stone such as mulch.

Chairman Woolley said I am concerned that if we take out "stone" someone could interpret it differently than what our intent is.

City Planner Schindler said maybe we could change the language so that it describes what “stone” is.

Commissioner Jolley said we could change the verbiage to say “stone or masonry pavers.”

Chairman Woolley said I think that would work, because it looks like we are cleaning up the verbiage and clarifying the intent, especially on the park trips that the City owns. It will sure be nice to get rid of the parks that are all grass with no trees that is a lot of maintenance for the City.

City Planner Schindler said there is a program available for the residents where they can get rock delivered to them, and they can get the supplies for a drip system, but it is on a first come first serve basis.

Commissioner Holbrook said that new sentence that says “parks, open space, and trails” should also contain “better master planned.” I took it out of context myself, because I thought it meant “parks, open space, and trails” anywhere. I think to make it fit better we can add “trails master planned by the City, and proposed by the applicant to be owned, improved, and financed.”

Chairman Woolley said I know this would be a long sentence, but you could solve this by saying “and submit the plan to the City for approval, with suggestion of funding, improvements, and maintenance mechanisms, and shall require that the applicant enter into a development agreement with the City.”

Chairman Woolley opened the Public Hearing to comments. There was none. He Closed the Public Hearing.

Assistant City Attorney Schaefermeyer said I think after mechanisms it could say, “based on an agreement with the City as approved by the City Council.” As I am looking at this, I don’t think it needs to even specify a development agreement.

Commissioner Holbrook said are there any specific requirements on landscape for the park strips, or can the resident do what they want with them.

City Planner Schindler said the homeowner has the option to do what they want in the park strip. The one thing we have changed recently in our code is that we require (1) tree for every 50ft. of footage.

C.2 Potential Action Item – (See VII.C.1)

Commissioner Jolley motioned to send a recommendation to City to approve Ordinance 2017-20 with additional recommendations:

- 1. On section (A) of Exhibit A after the word mechanisms, we would put the comma back in and remove the period and strike every word to the word agreement, and will say, “based on an agreement with the City as approved by the City Council.”**
- 2. On (3.b) where it says “stone” we will change that to say “stone pavers or masonry pavers”**

Commissioner Morrissey seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Quinn and Commissioner Ellis were absent from the vote.

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Jolley motioned to adjourn. Commissioner Holbrook seconded the motion. Motion was unanimous in favor.

The July 11, 2017 Planning Commission meeting adjourned at 7:15 p.m.

Meeting minutes prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the July 11, 2017 Planning Commission minutes, which were approved on August 8, 2017.


South Jordan City Recorder